

Senator? All right. (Record vote read as found on pages 449-50 of the Legislative Journal.) 6 ayes, 26 nays, Mr. President.

SPEAKER NICHOL: The motion fails. Do you have any other amendments on the bill?

CLERK: I have nothing further on the bill, Mr. President.

SPEAKER NICHOL: Okay, now we're back on the bill itself. Senator Higgins, would you like to speak about the bill itself?

SENATOR HIGGINS: Thank you, Mr. President. You know, I sent surveys out to people in Omaha for four months, all those who bought and sold homes. Many of them wrote back specific complaints, but I want to tell you about one young family. They bought a house and the real estate agent had them sign a six-months agreement and their house didn't sell and it didn't sell and finally they found a house they liked so they bought that one. But the real estate agent had told them, you know, the two houses across the street sold in just two or three weeks, we'll have no problem selling yours. The real estate agent didn't tell them though, their house was financed through NIFA and, therefore, only qualified buyers could buy that house. Now you know what happened? After they had dragged out the purchase of the other house, the real estate agent finally said, I'll bring the price up that I offered to buy your house for \$3,000, so you can qualify for the loan for the house you want to buy. That is against the law and everybody here knows it. Real estate companies cannot buy houses that have been financed by NIFA. Now I'm going to give you the worst part of it. They asked the young couple to give their bank payment notes to them and they said we will make the payments on your house till we do get it sold to someone else. So I called the bank that had the loan and I told them, I said, you know that's against the law and they said, yes, and I said, so you're going to report it that this real estate company bought a house illegally. And they said, well, we usually don't do that until somebody gets a couple months behind, then we report things to NIFA. I said, this is not somebody getting behind. So they said, well, yes, we'll do it on the twentieth of the month, that's when we send those statements in. And I called them back or they called me back, I don't recall which. They had contacted